



**Connells**

Rocky Drive  
Haywards Heath

Rocky Drive  
Haywards Heath RH16 4WQ

for sale guide price  
**£540,000**



## Property Description

Presented to a high standard throughout this impressive three bedroom detached property is ideally situated on a well maintained popular development. Being located on the southern edge of Haywards Heath it enjoys easy proximity to surrounding countryside and highly regarded schools. The spacious ground floor is comprised of an open plan kitchen, dining area and lounge. The fitted kitchen is well equipped with integrated appliances, breakfast bar and stylish base and wall units that are complimented by under cupboard LED lighting below the wall units. Leading off the kitchen area is the open plan/ sitting dining room with double doors leading directly out to the terrace and rear garden. There is also a useful downstairs cloakroom off the entrance hall and a large understairs cupboard provides additional extensive storage. On the first floor there are three bedrooms, with the principal bedroom enjoying views over the rear garden and benefiting from a fitted wardrobe with sliding mirror doors and modern ensuite shower room. The family bathroom is fitted with a matching suite and the addition of a bath with handheld shower attachment.

The large rear garden is a particular feature of the home. Beautifully landscaped it includes a thoughtfully positioned seating and entertaining area, a large terrace running the width of the property and an expanse of well looked after lawn. Fully enclosed it also gives access to the garage, which is now used as a gym by the current vendors.

## Hallway

## Cloakroom

### Kitchen

10' 5" x 10' 9" ( 3.17m x 3.28m )

### Lounge

18' 1" max x 18' 4" max ( 5.51m max x 5.59m max )

### Bedroom One

8' 3" x 14' 4" ( 2.51m x 4.37m )

### En Suite

### Bedroom Two

10' 9" x 9' 9" ( 3.28m x 2.97m )

### Bedroom Three

10' 8" x 8' 1" ( 3.25m x 2.46m )

### Bathroom









**EPC Rating: B**

Tenure: Freehold

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